

**INDIVIDUAL AGREEMENT**

THIS AGREEMENT made at Mumbai this \_\_\_\_\_ day of \_\_\_\_\_

**BETWEEN**

**SHRI./ SMT.** \_\_\_\_\_

\_\_\_\_\_ of Mumbai, Indian inhabitant, hereinafter called “**the eligible Slum Dwellers**” (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his and her respective heirs, executors, administrators ) hereinafter called the **Party of the first Part** presently residing at ----- having my permanent address at-----.

**AND**

M/S. ....Proprietorship / Partnership / a Company Registered under the provisions of the Companies Act 1956, having office at .....

..... hereinafter called "**the Developers**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) hereinafter called the **Party of the Second Part**;

**AND**

..... **SRA CO-OP. HOUSING SOCIETY (PROPOSED)** hereinafter called “**The SOCIETY/ SANSTHA**” (as described in the Development Agreement dated ..... and) (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) hereinafter called the **Confirming Party**;

**W H E R E A S :**

- (i) Mr./Mrs/Smt. ....the party of the First Part is the Occupant of the slum structure which is using for Residence / Commercial / R.C. on Plot of land bearing Survey No....., C.T.S. No..... admeasuring ..... sq.mtrs (as per P.R. Card )

or thereabout of Village ....., Taluka ..... situated at  
..... in the Registration District of Mumbai Suburban  
District having Adhar Card No.....

- (ii) The said Plot of land is occupied by various slum dwellers and they have formed themselves into an proposed Society in the name of .....**SRA CO-OP. HOUSING SOCIETY (PROPOSED)** being the society herein i.e. Confirming Party.
- (iii) The Society and/or its members are seized and well possessed of the structures standing thereon on the property bearing Survey No....., C.T.S. No. ...., admeasuring ..... sq.mtrs or thereabout of Village ....., Taluka ....., in the Registration District of Mumbai Suburban District and also more particularly described in the Second Schedule hereunder written (hereinafter called as **“the said property”**) and the said property is censused slum/ notified slum / deemed slum defined under the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 and D.C. Regulation of Greater Mumbai 1991.
- (iv) The Developers i.e. Party of the Second Part herein have proposed to undertake redevelopment of the said proposed Society under the provisions of Regulations 33(10) of the DCR, 1991 read with Appendix IV and amended provisions of Maharashtra Slum Areas(I, C & R) Act, 1971.
- (v) .....**SRA CO-OP. HOUSING SOCIETY (PROPOSED)** consists of \_\_\_\_\_ members who have been occupying the structures existing on the property admeasuring about \_\_\_\_\_ sq.mtrs.
- (vi) Pursuant to General Body Resolution dated \_\_\_\_\_, the said Society has executed a Development Agreement dated ..... with the Developer for implementation of their S. R. Scheme under Regulation 33(10) of DCR 1991 read with Appendix IV and amended provisions of Maharashtra Slum Areas(I, C & R) Act, 1971.
- (vii) As contemplated in the said Agreement the said Society has undertaken to cause it members to sign and execute individual agreement, letters of Consent and other documents to the said Developers to enable them to submit the same with the concerned authorities, SRA, Collector, SDO, to apply for and obtain issuance of Annexure II, Letter of Intent and other permissions, NOC’s sanction for the redevelopment of the said property.

(viii) The slum dweller herein is one of the members of the said Society and in use, occupation & possession of a premises being residential / commercial/ residential-cum-commercial structure admeasuring \_\_\_\_\_ sq.ft. in the chawl / structure known as ..... **SRA CO-OP. HOUSING SOCIETY (PROPOSED)** .And more particularly described in the Schedule hereunder written hereinafter referred to as the premises.

(ix) At the request of the said Society, the Slum Dweller herein have agreed to execute the necessary documents, Letters of Consent, Agreement etc in favor of the Developers inter alia to vacate the existing premises and to accept temporary and permanent accommodation in the building known as rehab buildings as may be allotted by the said Society on the terms and conditions agreed upon between them.

(x) The Slum dwellers has/ have declared and hereby confirm that except for himself/ herself and his/her family members as under, there are no other person in use or occupation or possession of the said Room or any part thereof and hereinafter referred to as “the existing premises” .

<u>Name of Family Member</u>	<u>Age</u>	<u>Relation with the Slum dwellers</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

(xi) The Slum dweller further declares that he/they has/ have not created any third party rights in respect of the said premises or any part thereof.

(xii) It is clarified that as per the present policy of the Slum Rehabilitation Authority the Developers are required to provide permanent alternate accommodation of 25 sq.mtrs. i.e. 269 sq.ft. of Carpet area to the residential slum dwellers of the said property. Non-Residential/Commercial slum dwellers shall be entitled to area presently occupied by each of them OR 20.90 sq.mtrs. i.e. 225 sq.ft. carpet area whichever is less.

- (xiii) The parties have agreed to the terms and conditions on which such alternate accommodation has to be provided to the slum dwellers by the Developers.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY  
AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. The Slum Dweller, Party of the First Part hereby declare and confirm that by its Resolution dated ..... passed in the General Body meeting , the said Society has appointed the Developers herein to undertake and carry out redevelopment of the said property described in the Schedule hereunder written forming part of the said property described in the Schedule hereunder written on the terms and conditions agreed upon with the Developers .
2. The Slum Dweller hereby declares and confirms that he/she has been aware of and or it has been read out to him/her the terms and conditions of the said Development Agreement and he/she has consented for the same. The Slum Dweller hereby confirms that the said Agreement and its terms and conditions on the part of the said Society shall be binding upon him/her and he/she shall not challenge or dispute to the same.
3. The Developers hereby agree to provide as and by way of permanent alternate accommodation, in consideration of the slum dwellers vacating their present premises on the property more particularly described in the Schedule hereunder written, as mentioned hereinafter subject to his/her eligibility.
4. In the said permanent alternate accommodation the Developers shall provide the amenities as mentioned in the **Annexure 'A'** to the Agreement.
5. (a)(i) The Developers shall construct at their own costs and expenses, if necessary, transit camp for temporary accommodation approximately 120 sq.ft. (minimum) as per Slum Act 150 sq.ft. (minimum) to slum dwellers on the said property. The slum dweller shall not pay any rent or compensation for such temporary accommodation, but will be required to pay for electricity, water charges, etc. used and consumed by him/ her.  
(ii) The slum dweller shall within 15 days of intimation from the Developers that the transit accommodation is ready for occupation, he / she shall vacate and hand over quiet, vacant and peaceful possession of existing premises.  
(iii) On intimation from the developer / society for vacating the existing structure and on

developer being ready to provide the Transit Accommodation / Rent, it shall be the duty of the Slum Dwellers to vacate the existing Slum structure within stipulated period. On failure of the Slum Dwellers to co-operate the developer in implementation of S.R. Scheme, the Slum Dweller shall loose his / her right to claim Transit Accommodation / Rent / and the Developer shall not be liable for the same.

**OR**

- 5 (b) If it is not possible for the Developer to provide Transit Accommodation, then, in that case he / she shall secure transit accommodation on his own elsewhere and the Developer shall pay the rent for transit accommodation mutually decided by the Developer and the Society;
- 5 (c) In the event of payment of rent for transit accommodation, the Developer shall pay rent in the escrow account opened as per Office Order No. \_\_\_\_\_ dated \_\_\_\_\_/Annexed as Anne.
6. The Developers shall be entitled to demolish the existing structure occupied by the Occupant as soon as 15 days notice is given to the Occupant stating that the temporary transit accommodation / Rent or the permanent alternate accommodation, as the case may be, is ready for occupation or has been deposited in Escrow A/c. No..... On vacating the existing premises or on expiry of 15 days period of the notice as aforesaid from the Developers, the Occupant shall cease to have any rights in the existing premises in his / her occupation.
7. The said transit accommodation need not be of the same area as of the existing premises and may not contain all the facilities, which are available to the occupant in his/her existing premises.
8. The Society shall cause the occupants to clear all dues including those payable to Municipal Corporation of Greater Mumbai and Government of Maharashtra which are required to be paid by them in respect of the structures in their name till the member / occupant shifts to the temporary / permanent /alternate accommodation and the Commencement Certificate is granted.
12. The slum dwellers do hereby agree and undertake as under: -
- a) The slum dwellers hereby agree and undertake not to create any hindrance, nuisance or problem to the Developers in getting the plan sanctioned and for getting IOD/ IOA/ LOI, Commencement Certificate, Occupation Certificate, Completion Certificate, to demolish all

existing structures, to construct transit camps and construction of new building to provide permanent alternate accommodation and/or for sale in open market.

- b) The Slum dwellers hereby state & undertake that he / she has no objection for demolition of Slum Structures standing on the said property for construction of Transit accommodation.
- c) The slum dwellers hereby agree to sign all papers, letters, plans, undertaking, affidavits, forms, writing as may be required by the Developers for obtaining permission and sanction from Slum Rehabilitation Authority (SRA), the Municipal Corporation of Greater Mumbai and or other requisite authorities for the purpose of development of the said property, and hereby authorize the Developers and its nominee to sign all of the above on his/her behalf.
- d) In case the slum dweller is not required to shift to any temporary accommodation as stated hereinabove, he/ she may/ should continue to stay in his/ her existing premises and shall pay monthly compensation/ rent to the concerned Authority/ owner and electricity charges, etc. as is being done by him/ her presently till he/ she is called upon by a 15 days notice in writing to shift to the permanent alternate accommodation allotted to him/ her in the new building to be constructed on the said plot, by the society by drawing lots.
- e) If the eligible Slum Dwellers throughout the implementation of S.R.Scheme fail to cooperate with the developer / society at any stage and due to it the implementation of S.R.Scheme is delayed, then in that event the eligible Slum Dwellers will loose his / her right of Permanent Alternate Accommodation and the Rehabilitation Tenement to which he / she would have entitled, shall be treated as PAP tenement in accordance with the provision of Sce 33 A of Maharashtra Slum Areas (I, C & R) Act, 1971.
- f) The slum dwellers hereby agrees and undertakes to become the member of the proposed Co-operative Housing Society and to subscribe to the Model Bye-Laws in the capacity as the holder of a flat on ownership basis, in the proposed rehabilitation building and to abide by the terms and conditions in that behalf and shall pay his/her contribution as share money, admission fee, deposit for the formation of the Society, as and when called upon to do so.

- g) The slum dwellers hereby agrees that when he/she is put in the possession of permanent alternate accommodation in the rehabilitation building, he/she shall surrender the temporary accommodation, if any, in his/her possession and all his/her right title or interest in the Transit Accommodation , if any, shall come to an end.
- h) After taking the possession of the new permanent alternate accommodation, the slum dwellers shall observe and perform all Rules and Regulations of all Govt. bodies, statutory bodies, authorities, Municipal Corporation of Greater Mumbai, Slum Rehabilitation Authority and Co-operative Society, which may be formed by slum dwellers for the Rehabilitation building.
- i) The slum dwellers hereby agrees that if in future the Competent Authority / Appropriate Authority held him/ her/ them non-eligible for allotment of Rehabilitation Tenement this Agreement shall be considered null and void. come to end with immediate effect thereafter.
- j) Whatever documents the Slum Dwellers will submit for deciding his / her eligibility the sole responsibility with regard the authenticity and genuiness of the said documents shall be of the concerned Slum Dwellers who has submitted the same. In the event of any documents found to be false / fabricated / forged, the society and developers or the Officer who has decided the eligibility shall not be liable in any manner whatsoever.
13. The slum dwellers hereby declare as under :-
- a) The slum dwellers hereby declare that the existing premises are in his occupation and that he would not obstruct in any manner any work of construction. He/she would not complain to any authority that due to work of construction, his/her right to light, air, ventilation or passage or any other right is affected or diminished in any manner or it causes any inconvenience or nuisance.
- b) The slum dwellers shall not sublet, assign, grant leave and license, sell, transfer, alienate, part with possession of the existing premises/ Transit Accommodation or any part thereof without written consent of the Developers till slum dwellers are provided permanent alternate accommodation in the newly constructed Rehabilitation Building and thereafter

without the prior consent of the Slum Rehabilitation Authority (SRA) for a period of 10(ten) years from the date of receipt of the possession thereof.

- c) The slum dwellers hereby declare that he/ she has paid all the rates, cess, taxes, rents and other outgoing in respect of the said premises and shall continue to pay the same till the time of vacating and handing over quiet and vacant possession of the existing structure to the Developers.
- d) The Slum Dwellers shall not claim any sort of right, title or interest of whatsoever nature in any other premises or Sale Component, except the permanent alternate accommodation which will be allotted to him / her by draw of lottery as per SRA circular.
- e) The slum dwellers do hereby declare that the Development Agreement entered or to be entered into between the society/ proposed society and the Developers shall be binding on him/her.

14. The Developers agrees and declare as under:-

- a) The aforesaid transit accommodation and/or permanent alternate accommodation shall be provided to the slum dwellers free of cost and any contribution, by the Developers, through society by drawing lots as per SRA circular. The allotment of permanent alternate accommodation in each case to all eligible hutment dwellers shall be done strictly on lottery basis i.e. by drawing lots in public and the decisions taken in this way shall be binding on each and every bonafide eligible occupant and accordingly the occupants shall be bound to accept such permanent alternate accommodation as per said lottery system.
- b) The Rehabilitation Building to be constructed by the Developers shall be as per the plans, which may be sanctioned by the Slum Rehabilitation Authority (SRA) Municipal Corporation of Greater Mumbai and/ or other concerned authorities as per the prevailing Rules, Regulations and Law.
- c) The Rehabilitation Building to be constructed shall be completed by the Developers within a period of    years from the date of starting of construction and after commencement certificate for all the buildings are granted. While computing the said period of            years, the delay caused for any of the reasons beyond the control of



developer i.e. force majeure/Litigation/natural calamities shall be excluded.

d) As per the present policy of Government of Maharashtra for slum redevelopment the Developers shall pay Rs.\_\_\_\_\_/ - (Rupees \_\_\_\_\_ Thousand Only) or such amount as may be specified per tenement to the Slum Rehabilitation Authority (SRA) for maintenance of the newly constructed building. The Developers shall deposit the above said sum to the SRA as and when required to be deposited with SRA.

e) Whatever constructed remains after allotting permanent alternate accommodation area in Rehabilitation Building to the eligible Slum Dwellers and Project Affected Persons shall exclusively belong to the Developers as a free Sale Component and as such the Developer shall have exclusive right to sell or create any third party interest in respect thereof and appropriate to themselves (Developer) all such sale proceeds thereof.

f) The development of the said property as well as expenditures incurred for construction of Rehabilitation Buildings shall be borne by the Developer only & the slum dweller shall not require to pay any amount to the Developer till the date of possession of permanent rehab tenement.

15. The slum dwellers covenants that from the date of taking possession of the permanent alternate accommodation he/she shall :

- a) not sell, let, sublet, dispose off, transfer, alienate, part with possession of the said alternate accommodation without prior permission of Slum Rehabilitation Authority (SRA) ;
- b) not use the same in violation of any provisions of law applicable thereto;
- c) not use or permit the same to be used for any purpose other than as permissible under any law for the time being in force;
- d) not cause any nuisance in the said property/ premises of the society or annoyance to his/her neighbors;
- e) not to throw any dirt materials etc. within the building premises and/or any part. not do or suffer/cause to be done anything in or to the said building or the said premises or in the staircases and/or common passages which may be against the rules or bye-laws of the

Co-operative Society, Municipal Corporation of Greater Mumbai or any other Competent Authority;

- f) not to do or cause to be done any act, deed, matter or thing which may render void or voidable any insurance of the said building or any part thereof or cause any increased premium to be paid in respect thereof;
- g) not demolish or cause to be demolished the said premises or any part thereof or make or cause to be made any change, additions or alterations whatsoever thereto or therein;
- h) not encroach upon or make use of any portion of the building not agreed to be allotted to him/ her;
- i) bear and pay the monthly outgoings towards Municipal taxes, maintenance, common electricity, water charges & such other outgoings in respect of the new premises allotted to him/her;

16. It is further agreed by and between the parties that all Municipal Assessments and other taxes, charges and/or liabilities in respect of the said property before the commencement of the development shall be borne and paid by the Society and/or the slum dwellers and the taxes, maintenance charges from the date of commencement of the construction work till the rehab building is completed shall be borne and paid by the Developers. On members/ tenants/ occupants being handed over the possession of their respective Permanent Accommodation in Rehabilitation Building, all taxes and outgoings in respect of the said Rehabilitation Building shall be borne and paid by the Co-operative Society formed by the eligible Slum Dwellers and/or the member; provided that the society shall not be concerned with the taxes/ outgoings in respect of the free sale component constructed by the developer at site.

17(a) It is further agreed by and between the parties that the Developers may also undertake to develop other plot by entering into agreement for development of such other plot or as may be directed by Chief Executive Officer, Slum Rehabilitation Authority/State Government for better planning. The slum dweller hereby shall not object the Developers to club and/or amalgamate and / or sub-divide the plots of the different societies with the said plot under reference for the purpose of better planning and development or for the purpose of the layout only and also to arrange the amenities to be provided to various societies in such manner so as to be shared by all the societies together as per prevailing Rules, Regulations and Law. Slum dweller hereby expressly covenants that he/she has no objection to such clubbing and/or amalgamation of plot or layout and also provision of such

common amenities. The Developers after clubbing and/or amalgamation of the plots can obtain common LOI for such different plots and may change the area and location of the sale component on such clubbed and/or amalgamated plots and the plans may get changed or altered but without affecting the carpet area to be given as per existing SRA norms or norms approvable by SRA to the slum dwellers.

- (b) The Developers may form separate Co-operative Housing Societies in respect of each of clubbed and/or amalgamated /sub-divided plots or there may be a common society of buildings of all the plots. The decision of the Developers will be final in the matter. In case, if there are more than one Co-operative Housing Societies, then separate lease/ conveyance/ assignment will be executed in favour of the each of the societies and in case of one common society one common lease/ conveyance/ assignment will be executed in favour of the said common society as per the provisions of Maharashtra Slum Areas (I.C. & R) Act, 1971 and DCR 33 (10).
18. It is clarified by the Slum dwellers that he/she has no objection for installation of any plants / machinery by the said Developers underneath rehab buildings to be constructed for the slum dwellers society as per regulation of the Govt of India (Ministry of Environment ) or the Competent Authority.
19. The Slum dwellers hereby appoint SHRI. ....Partner / Director of M/s. .... as his/her Constituted Attorney to act in his/her name and on his/her behalf to do all such acts, deeds, matter or things as may be required for the purpose of various permissions, sanctions, orders (acquisition or otherwise) etc. which are required to be obtained from Maharashtra Industrial Development Corporation/ Municipal Corporation of Greater Mumbai/Slum Redevelopment Committee/ Slum Rehabilitation Authority/Maharashtra Housing and Area Development Authority /Additional Collector (Encroachment) Government of Maharashtra and all its departments/ Office of Collector, Land Revenue or any other Public Authority etc. as provided under this Agreement and for complying with the terms and conditions of this Agreement including to sign, execute, deliver, file, affirm, amend, alter, withdraw any letter, writing, contract, undertaking, form, return, affidavit as the said Attorneys may deem fit and proper.
20. It has been specifically agreed by the parties hereto that if any changes / amendments introduced by BMC / Maharashtra Government in Slum Rehabilitation Scheme then accordingly it shall be binding upon the parties to make required documents / agreements/power of attorney/ consent etc. for better

implementation of Slum Rehabilitation Scheme. By making such changes, amendments in present policy as per change in present Slum Rehabilitation Scheme for the benefits of both i.e. Developers as well as Slum dwellers. Notwithstanding any change/ amendments to the existing Laws relating to the slum or enactment of new Laws relating to the slum or Slum Rehabilitation Scheme the present arrangement and or agreement by & between the parties hereto shall remain unchanged and as such subsequent changes in Laws will not be used to repudiate this Agreement.

21. The stamp duty and registration charges if applicable in respect of this agreement shall be borne and paid by the Developers alone.
22. This agreement is executed and signed by both the parties knowing fully well and understanding the contents thereof. No any word / clause of this agreement shall be interpreted or construed in a manner which will be contrary and inconsistent with basic objective of this Agreement.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands this \_\_\_\_\_ day of \_\_\_\_\_ .

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

ALL THAT piece and parcel of land / Non-Agricultural land or ground together with structures existing thereon Survey No....., C.T.S. No ....., admeasuring ..... sq.mtrs or thereabout situate lying and being at Revenue Village ....., Taluka ....., situated at ..... in the Registration District of Mumbai Suburban District and more particularly shown by red colour boundary and Bounded as follows :

- On or towards the East :
- On or towards the West :
- On or towards the North :
- On or towards the South :

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

ALL THAT piece and parcel of land / Non-Agricultural land or ground together with structures existing thereon Survey No....., C.T.S. No ....., admeasuring ..... sq.mtrs or thereabout situate lying and being at Revenue Village ....., Taluka .....,

situated at ..... in the Registration District of Mumbai Suburban District and more particularly shown by red colour boundary and Bounded as follows :

- On or towards the East : .....
- On or towards the West : .....
- On or towards the North : .....
- On or towards the South : .....

SIGNED AND DELIVERED by the )  
withinamed as “THE SLUM DWELLERS” )  
**SHRI/ SMT.** \_\_\_\_\_ )  
\_\_\_\_\_ )  
in the presence of ..... )  
1) \_\_\_\_\_  
2) \_\_\_\_\_

SIGNED AND DELIVERED by the )  
Withinamed as “THE DEVELOPERS” )  
**M/S.** ..... )  
in the presence of ... ..... )  
1) \_\_\_\_\_  
2) \_\_\_\_\_

SIGNED AND DELIVERED by the )  
Withinamed as “THE SOCIETY” )  
.....**SRA CHS LTD.** )  
in the presence of ... ..... )  
1) \_\_\_\_\_  
2) \_\_\_\_\_

We, (1) \_\_\_\_\_ (2) \_\_\_\_\_ (3)  
\_\_\_\_\_, (4) \_\_\_\_\_,  
(5) \_\_\_\_\_, (6) \_\_\_\_\_,  
(7) \_\_\_\_\_ & (8) \_\_\_\_\_

etc. members of slum dwellers family occupying with him/her in the existing premises so hereby state that what has been stated in the said Agreement is true and we further state that we shall be bound by the terms and conditions of the said agreement and particularly obligations of the slum dwellers under the said Agreement. We state that we have no share, right, title, interest or claim in the existing premises as tenant or otherwise.

**Signature :**

(1)

(2)

(3)

(4)

This Agreement is executed and )

Signed in my presence: )

Officer of S.R.A.

This Agreement is explained and )

interpreted in Marathi language )

to the Party of the First Part. )

By me )

Advocate High Court )

**ANNEXURE- A**  
**LIST OF MINIMUM AMENITIES**

1. All the amenities and the fittings provided in the Rehab Tenement shall be of approved make having ISI certification.
2. Each Rehab tenement will be provided with separate water and electricity connection.
3. W.C., Bath & Kitchen/Sink of each rehab tenement will be provided with separate water tap connection (stop tap)
4. Compound wall for Rehab plot will be constructed with proper design & sufficient electric point. M.S. Main gate should be provided for safety.
5. External wall of Rehab building will be constructed in 230 / 200 mm. thick Brick/Concrete Block/Siporex Block / AAC Block Masonary provided with external sand faced cement plaster and internal plaster with neeru finish.
6. External wall will be made water tight by providing waterproofing compound/chemicals as admistures in the two coat sandfaced cement plaster.
7. Rehab Building will be provided with separate pump room near/over UGWT.
8. Staircase of Rehab Building will be provided with RCC grill on external side wall for proper light and ventilation.
9. Lift of Rehab building will be installed from reputed Lift manufacturing company having ISO certificate.
10. Each rehab tenement will be provided with vitrified tile/equivalent quality of tile flooring including common passages.
11. Each Rehab tenement will provided with Granite / MarbleKitchen platform with stainless steel sink and glazed tiles upto height of 900 mm.
12. Each Rehab tenements will be provided with anodized aluminum sliding type windows.
13. Each Rehab Tenement including Rehab Building will be provided with copper wiring as well as each Rehab Tenements will be provided with 05 light points + 3 fan points + 2 half power points + 01 power point & one cable T.V. point.
14. electrical wiring of Rehab Building will be carried out by Licensed Electrician as per the specifications from the Reliance energy / MSRB / BEST/TATA Power/BEST Undertaking or any other Electric Supply Company.
15. Common passages of Rehab Building will be provided with sufficient light points.
16. Plumbing work of Rehab Building including Rehab Tenements will be done as per the Municipal Specification and under the supervision of Licensed Plumber.
17. Treads/Risers of staircases of Rehab Building will be provided with of Shahabad Ladi type or any other equivalent material.

18. W.C. of each Rehab tenement will be provided with 200 mm x 300 mm. white glazed tiles dado upto a height of 1.2 mt. & flooring of non-slippery vitrified tiles.
19. Each Rehab tenements will be provided with internal walls of 150 mm. thickness of Bricks/Concrete Block/Siporex block/AAC Block etc.
20. Each Rehab tenement will be provided with lofts in the kitchen/Bathrooms/W.C. & wherever permissible as per Regulation.
21. Each Rehab tenement will be provided with oil bond distemper paint for internal walls/ceiling.
22. All the construction work of Rehab Building will be done under the supervision of License Supervisor.

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DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_

\*\*\*\*\*

BETWEEN

M/S. ....

.....The Developers

A N D

Shri. /Smt. \_\_\_\_\_

\_\_\_\_\_

.....Slum dwellers

**INDIVIDUAL AGREEMENT**

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